



**Old Mill Gardens, BERKHAMSTED HP4 2NZ**



This bright and well-maintained home offers spacious and well-balanced accommodation throughout, comprising a welcoming entrance hallway, a generous lounge filled with natural light, a fitted kitchen, two bedrooms and a family bathroom. A true standout feature of the property is the stunning canal-facing aspect. The bright lounge benefits from patio doors opening directly onto a beautiful patio area and well-kept communal lawns, creating a peaceful setting with tranquil canal views - perfect for relaxing or entertaining. Further benefits include one allocated parking space as well as an additional private garage, adding excellent practicality and storage. Offering immaculate presentation, an enviable waterside setting and superb convenience to the town centre, this exceptional apartment would make an ideal first-time purchase, downsizer or investment opportunity.





## welcome to Old Mill Gardens, BERKHAMSTED

- Two bedroom ground floor apartment
- Bright and spacious lounge with canal-facing patio doors
- Stunning patio area with tranquil canal views and communal lawns
- Fitted kitchen and family bathroom
- One allocated parking space plus a separate garage

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 2340.00

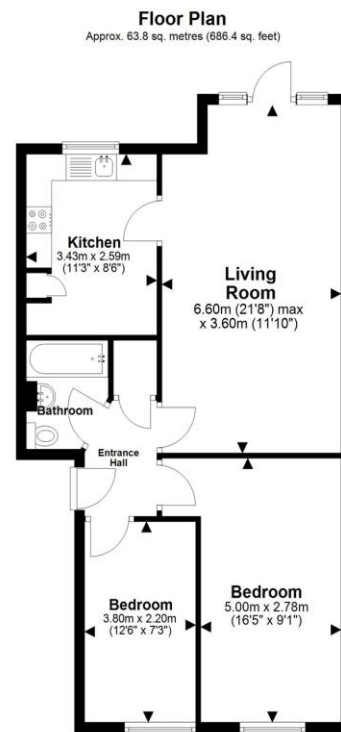
Ground Rent: 80.00

This is a Leasehold property with details as follows; Term of Lease 99 years from 24 Jun 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

# £375,000

A beautifully presented and immaculate two-bedroom ground floor apartment, ideally situated in a highly sought-after location just a short, flat level walk from Berkhamsted High Street and its excellent range of shops, restaurants and mainline station.



The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO

Plan produced using PlanUp. □

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Property Reference:  
BKH103316 - 0002

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